

## **FACTSHEET**

**TITLE: CHANGE OF ZONE NO. 05077,  
THUNDERSTONE PLANNED UNIT**

**SPONSOR:** Planning Department

**DEVELOPMENT**, requested by Thunderstone LLC, for a Planned Unit Development designation of property generally located at NW 32<sup>nd</sup> Street and West "O" Street; and for approval of a development plan which proposes modifications to the Zoning Ordinance and Land Subdivision Ordinance to allow approximately 33,000 square feet for product display, marketing, administrative offices and production area, on the underlying H-3 Highway Commercial District.


**BOARD/COMMITTEE:** Planning Commission  
Public Hearing: 11/23/05  
Administrative Action: 11/25/05

**RECOMMENDATION:** Conditional Approval, with amendments (9-0: Pearson, Sunderman, Strand, Larson, Taylor, Carroll, Esseks, Krieser and Carlson voting 'yes').

**STAFF RECOMMENDATION:** Conditional approval.

### **FINDINGS OF FACT:**

1. This Planned Unit Development proposes to change the zoning from H-3 to H-3 PUD for the purpose of developing 36,000 sq. ft. of retail/manufacturing and 9,000 sq. ft. of warehouse.
2. The staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.3-4, concluding that the proposed development is in conformance with the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance. The PUD provides flexibility in uses allowed (H-3 does not permit manufacturing) and parking (all uses in the H-3 district must provide one space per 200 square feet of building area), while establishing appropriate conditions to ensure a development that enhances the West O corridor.
3. The applicant's testimony and testimony by the applicant's agent is found on p.7-8, including requests to delete the following conditions:
  - 1.1.3 Delete the note about a median opening and show a full median on West "O" Street across from the entrance.
  - 4.1 (of Public Works Memorandum) The note on the site plan indicating the enlarging of the existing median opening needs to be removed from the plans. The full access movement for this site will be provided by the wider opening to the west of this site. Public Works does not approve the full access connection to this site until the proposed access road is constructed. If the full access is granted, adequate left turn storage needs to be provided and any improvements in West O Street that are required should be the responsibility of the developer.
  - 4.2 (of Public Works Memorandum) A 200' long right turn lane needs to be shown for the proposed drive and it should be the responsibility of this developer.
4. There was no testimony in opposition. The Planning Commission discussion with staff as to the proposed amendments is found on p.8.
5. On November 23, 2005, the Planning Commission agreed with the staff recommendation and voted 9-0 to recommend conditional approval, with the amendments as follows:
  - 1.1.3 Construct a left turn lane, or Delete the note about a median opening and show a full median on West "O" Street across from the entrance. (The left turn lane would allow eastbound traffic on O Street to turn left into the site, but not allow left turns from the site.)
  - 1.1.8 Make revisions to the satisfaction of Public Works and Utilities memo of November 8, 2005; however, if a left turn lane is constructed, Item #4.1 in the Public Works memo dated November 8, 2005, may be deleted; and Item #4.2 requiring a right turn lane to the proposed driveway may be deleted.
  - 1.1.13 Provide the necessary documentation to the satisfaction of Public Works and Utilities to justify the request to waive the design standards for stormwater detention.
6. The Site Specific conditions of approval required to be completed prior to scheduling this application on the City Council agenda have been satisfied. Public Works indicates that stormwater detention need not be required for this development.

**FACTSHEET PREPARED BY:** Jean L. Walker  
**REVIEWED BY:**   
**REFERENCE NUMBER:** FS\CC\2006\CC.05077 PUD

**DATE:** March 13, 2006  
**DATE:** March 13, 2006

# **LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**for November 23, 2005 PLANNING COMMISSION MEETING**

**\*\*As Revised and Recommended for Conditional Approval  
by Planning Commission: November 23, 2005\*\***

**PROJECT #:** Change of Zone No.05077  
Thunderstone Planned Unit Development (PUD)

**PROPOSAL:** From H-3 to H-3 PUD for 36,000 square feet commercial/industrial floor area  
and a 9,000 square feet warehouse.

**LOCATION:** N.W. 32<sup>nd</sup> St. and west "O" St.

**CONCLUSION:** The proposed development is in conformance with the Comprehensive Plan,  
Zoning and Subdivision Ordinances.

<b>RECOMMENDATION:</b>	Conditional Approval
Waivers:	
Storm water detention	Denial

## **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lots 74 & 75 Irregular Tract, located in the SE 1/4 of Section 20,  
Township 10, Range 6 East, Lancaster County, Nebraska

**EXISTING ZONING:** H-3 Highway Commercial

**EXISTING LAND USE:** Undeveloped

## **SURROUNDING LAND USE AND ZONING:**

North:	AG Agricultural	Interstate 80 Right of Way
South:	H-3 Highway Commercial	
East:	H-3 Highway Commercial	
West:	H-3 Highway Commercial	

## **HISTORY:**

June 11, 2001 Special Permit #1887 for Planned Service Commercial was approved by the  
City Council. This special permit is located west of this application.

## **COMPREHENSIVE PLAN SPECIFICATIONS:**

The Comprehensive Plan is the basis for zoning and land development decisions. It guides decisions that will maintain the quality  
and character of the community's established neighborhoods. (F-15)

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with  
available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land  
in older neighborhoods and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new  
neighborhoods. (F-17)

This area is within the Capitol View Corridor (F-19a)

The 2025 Comprehensive Plan Land Use Plan identifies this area as commercial. (F-23)

The Plan identifies the demand for approximately 21.5 million square feet of new space for retail, office, and service uses over the next twenty five years. (F-37)\_

Commercial and industrial districts in Lancaster County shall be located:

- within the City of Lincoln or incorporated villages
- outside of saline wetlands, signature habitat areas, native prairie and floodplain areas (except for areas of existing commercial and industrial zoning)
- where urban services and infrastructure are available or planned for in the near term
- in sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan
- in areas compatible with existing or planned residential uses
- in areas accessible by various modes of transportation (i.e. automobile, transit and pedestrian)
- so that they enhance entryways or public way corridors, when developing adjacent to these corridors
- in a manner that supports the creation and maintenance of green space as indicated in the environmental (F-38)

**UTILITIES:** Sanitary sewer shall be extended from the west. A water main exist on the south side of West “O” St.

**TOPOGRAPHY:** The site generally slopes north to south. There is an existing drainage way on the western portion of this site.

**TRAFFIC ANALYSIS:** West “O” St. is a principal arterial and a state highway (Hwy 6). Nebraska Department of Roads is currently working on a project to realign and widen West “O” St to 4 lanes plus turn lanes. This project is estimated to begin construction in 2011-2012.

**PUBLIC SERVICE:**

The nearest fire station is located at N. 2<sup>nd</sup> St. and “N” St.

**AESTHETIC CONSIDERATIONS:** The northern portion of this site is within the Capitol View Corridor.

**ANALYSIS:**

1. This is a request to change the zoning from H-3 to H-3 PUD for the purpose of developing 36,000 square feet of retail/manufacturing and 9,000 square feet of warehouse. The H-3 district does not allow manufacturing.
2. This PUD permits all uses in the H-3 district and manufacturing. Setbacks, maximum building height, parking and signs shall conform to the H-3 district.
3. The development is proposed in two phases. Phase I is for 33,000 s.f. of retail/manufacturing. Phase II is for a 9,000 s.f. warehouse and a 3,000 s.f. expansion of the main building.
4. The zoning ordinance states, “The planned unit development district is intended to provide a mechanism to permit flexibility in private or public development or redevelopment of areas throughout the city in the form of an overlay zone used in combination with one or more of the city’s existing zoning districts.”
5. According to the applicant's letter, Thunderstone specializes in the design, manufacture, sale and distribution of cast stone architectural building components for residential and

commercial buildings. The manufacturing component of their operation shall be done entirely within the proposed building. Raw material shall also be stored within the building.

6. The applicant has requested a waiver to storm water detention. Public Works and Utilities Engineering Services and Watershed Management do not support the requested waiver.
7. This site is within the Airport Environs Noise District and is located between the 60 DNL and 65 DNL. The requirements of Chapter 27.58 shall apply and an Aviation and Noise Easement is required. The site is also located within a turning zone.
8. The proposed development is compatible with adjacent land uses and is in conformance with the 2025 Comprehensive Plan.
9. This development will require sanitary sewer to be extended from the west approximately 450' to the sites west property line.

#### **CONDITIONS OF APPROVAL:**

##### **Site Specific:**

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:
  - 1.1 Revise the site plan to show:
    - 1.1.1 Delete Note 10 from the general notes.
    - 1.1.2 Define the dot pattern and the cross hatch. Add it to the legend.
    - 1.1.3 Construct a left turn lane, or delete the note about a median opening and show a full median on West "O" St. across from the entrance. **(\*\*Per Planning Commission, 11/23/05\*\*)**
    - 1.1.4 Remove the exterior storage from the front yard setback.
    - 1.1.5 The landscape area east of the entrance must be a minimum of six feet between the lot line and the drive.
    - 1.1.6 The west boundary of the site is a side yard and requires only a 15' setback.
    - 1.1.7 Show minimum flood corridor for channel on the western portion of the site.

- 1.1.8 Make revisions to the satisfaction of Public Works and Utilities memo of November 8, 2005; however, if a left turn lane is constructed, Items #4.1 and #4.2 in the Public Works memo dated November 8, 2005, may be deleted.
- 1.1.9 Show a 10' utility easement on the north, west and east lot line and a 15' utility easement on the south lot line per LES memo of November 3, 2005.
- 1.1.10 Show 10 street trees along West "O" St. The street trees must be on private property.
- 1.1.11 Delete the "1,565 s.f. retail" note from the plan.
- 1.1.12 Delete the specific stall count in the parking table. Replace the stall count with a note stating that parking for retail shall be at 1 stall per 200 s.f. and parking for manufacturing/warehouse shall be at 1 stall per 1,000 s.f. in conformance with the H-3 district.
- 1.1.13 Provide the necessary documentation to the satisfaction of Public Works & Utilities to justify the request to waive the design standards for stormwater detention. (\*\*Per Planning Commission: 11/23/05\*\*)

- 2. This approval permits 45,000 square feet of commercial/manufacturing and warehouse floor areas.

General:

- 3. Before receiving building permits:
  - 3.1 The permittee shall have submitted a revised and reproducible final plan showing the following revisions and the plans are acceptable:
  - 3.2 The construction plans shall comply with the approved plans.

STANDARD CONDITIONS:

- 4. The following conditions are applicable to all requests:
  - 4.1 Before occupying the building all development and construction shall have been completed in compliance with the approved plans.
  - 4.2 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
  - 4.3 This ordinance's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.

- 4.4 The City Clerk shall file a copy of the ordinance approving the permit and the letter of acceptance with the Register of Deeds. The Permittee shall pay the recording fee in advance.

Prepared by:

Tom Cajka  
Planner

**DATE:** November 10, 2005

**APPLICANT:** Mark Hansen  
Thunderstone LLC  
3300 SW 6<sup>th</sup> St.  
Lincoln, NE 78602  
(402) 420-2322

**OWNER:** MSR LLC  
3300 SW 6<sup>th</sup> St.  
Lincoln, NE 78602  
(402) 420-2322

**CONTACT:** J.D. Burt  
Design Associates  
1609 "N" St.  
Lincoln, NE 68508  
(402) 474-3000

# **CHANGE OF ZONE NO. 05077,** **THUNDERSTONE PLANNED UNIT DEVELOPMENT**

## **PUBLIC HEARING BEFORE PLANNING COMMISSION:**

November 23, 2005

Members present: Pearson, Sunderman, Strand, Larson, Taylor, Carroll, Esseks, Krieser and Carlson.

Staff recommendation: Conditional approval.

Ex Parte Communications: None.

This application was removed from the Consent Agenda at the request of the applicant.

### **Proponents**

**1. Mark Hansen of Thunderstone**, presented the application to build what is considered a light industrial complex in H-3 zoning. Hansen suggested that his business does not fit the industrial setting. His business is really aesthetically more retail oriented. He will spend a considerable amount of money for landscaping, etc., in front of the building. Thunderstone currently has 35 employees and expects to add 10 in the first 12 months of occupancy of the new building.

With regard to Condition #1.1.3 (Delete the note about a median opening and show a full median on West O Street across from the entrance.), Hansen explained that all of the employees live in Lincoln, so between now and the time the Highway Department changes things in 2012, he is requesting to be allowed to do a little bit of construction to allow his employees to use that median access. The hours of his business are 7:00 a.m. to 4:30 p.m.. The trucking that services Thunderstone with both raw materials and product leaving could certainly be policed by himself to make sure they come in from the east and leave on the west and make a u-turn at Shoemakers.

**2. J.D. Burt of Design Associates**, 1609 N Street, appeared on behalf of the applicant and requested that Condition #1.1.3 be deleted. He submitted a copy of the 1991 construction plan prepared by the NDOR showing the median opening constructed by NDOR. The access afforded this property is classified as a non-restricted driveway, which means not restricted to agricultural uses or residential uses. Any type of use is permitted. Burt suggested that when the State designed this roadway, they knew the zoning, they knew that at some point this property would be developed and they knew that there would be some commercial traffic in and out of that median opening. This applicant would like to modify that median opening slightly to take care of the employees. The plan shows a future frontage road that is going to be constructed by the state which will give Thunderstone access to a median in 2012. This is a request for temporary use of the existing median opening. Burt then submitted an exhibit showing median openings that exist along West O Street, pointing out that this is not an unusual situation on West O Street, and taking the position that this light manufacturing operation with 45 employees and limited truck traffic is going to contribute less to the traffic on West O Street than a subdivision with 35 acres of industrial land that accesses at SW 32<sup>nd</sup> Street, for example.

Burt also requested that Condition #1.1.8 be amended to delete Items #4.1 and #4.2 of the Public Works comments dated November 8, 2005, regarding closing of the median and

construction of a right turn lane. They already have a right turn lane and should not be required to construct a right turn lane.

Burt also pointed out that this is being submitted as a PUD only because of the land use issue. If Thunderstone were to leave their production at their existing location and move their inventory storage and sales area to this building at this site, they would not be here. This application is a land use issue dealing with strictly light manufacturing which is not allowed in H-3. Without the PUD, Thunderstone would be applying for a building permit which would not require stormwater detention. That is why they are asking for that waiver. There is a large drainage ditch along the west property line that serves as a natural drainage basin and it is shared with the neighbor. If Thunderstone were to build a stormwater facility in that ravine, they would be dealing with 60 plus acres of upstream drainage and needing to deal with the neighbors as well as some damage to wetlands.

There was no testimony in opposition.

#### Staff questions

Taylor asked staff to respond to the median and stormwater detention issues. With regard to the median opening, Dennis Bartels of Public Works stated that there is a lot of traffic and it is dangerous to slow down in the through lane to make the left turn movement. In its proposed project, the state is proposing to eliminate some of the openings that exist and provide protected left turns. Ultimately, the applicant will need a permit from NDOR and

NDOR will then ask Public Works for their professional opinion before NDOR will review it and make the final approval. Bartels advised that Public Works will not recommend to the state that they approve because in the professional opinion of Public Works staff, it is not safe.

Taylor then asked Bartels to explain why EDM has a median opening. Bartels explained that EDM was there before the building was there. They did get approval from the state when they platted the property. It is one of the projects identified in the West "O" Blight Study. There is a signal and a median opening and this project was also identified with the West O Redevelopment Plan.

Bartels stated that he would agree that the applicant not be required to construct the right turn lane.

With regard to the waiver of stormwater detention requirements, Bartels suggested that if the applicant were to come in for a building permit, there is no requirement for stormwater detention, but it was the opinion of Public Works that detention was a good principle with a PUD. Public Works did not receive any evaluation of the increase in flow from the applicant to justify the waiver. Public Works is not recommending approval of the waiver unless the applicant provides further justification for it. Unless the waiver is approved, the applicant would be required to provide the stormwater detention. It leaves Public Works in a bind if there is not enough information to justify the waiver. Bartels indicated that he was not saying the waiver should be approved or disapproved, but there is not enough hydrologic information to know what natural detention is provided by the O Street culvert. There needs to be further justification provided for the waiver.



If the waiver is denied, Taylor wondered whether there is any recourse that they could use to go back and get the studies and then present it to the City Council to get the waiver approved. Bartels suggested that if the applicant provides the justification, they could get the waiver approved at the City Council.

Strand discussed the traffic pattern. She believes the median will be important. Bartels suggested that the employees could potentially make a u-turn at the signal just to the east. Strand does not believe u-turns are allowed at that intersection. She does not want to tell the employees that they have to flip an illegal u-turn to get into work. Bartels suggested that Public Works would approve a median opening if they constructed a left turn lane into the site on a temporary basis.

Carlson pointed out that there is a proposed service road that comes from the south to provide a median opening. Bartels concurred that that is how the state proposes to provide access to those properties. They are proposing frontage roads to get these multiple properties to an access, tentatively in 2011-12, but the funding is not firm. Strand believes that this applicant is requesting to be able to have a left turn until that road is built, and then the median can be closed. Bartels concurred, and if the NDOR approves that application, they can probably do it. However, Public Works' recommendation to the state will be to not approve it. The applicant is requesting to widen the median to make the turns work. Public Works recommends that the 10-15 ft. median opening be closed to prevent it.

#### Response by the Applicant

Burt explained that the applicant shares the concern about the safety of O Street. If it was going to create an unsafe environment, the applicant would not be requesting it. The Thunderstone employees live east of this site, which means they will come in westbound making a right turn into the driveway. When they go home, they will drive to the east. Until the state creates the frontage road in 2011, these folks are going to be forced to do something different. He does not know whether that means an illegal u-turn, or going to NW 48<sup>th</sup> and hitting the interstate, or whether it is traveling through private property.

Hansen also stated that he is attempting to become eligible for TIF funds for this project. Is it possible to put some of those funds toward a left turn lane on the eastbound side of the street? Would that help any of this? Bartels presumes that it will be a public improvement on a public street so it would be eligible for TIF.

Esseks wonders how a left turn lane would change the Public Works recommendation to NDOR. Bartels explained that if there was the left turn provision, Public Works would agree to the median opening.

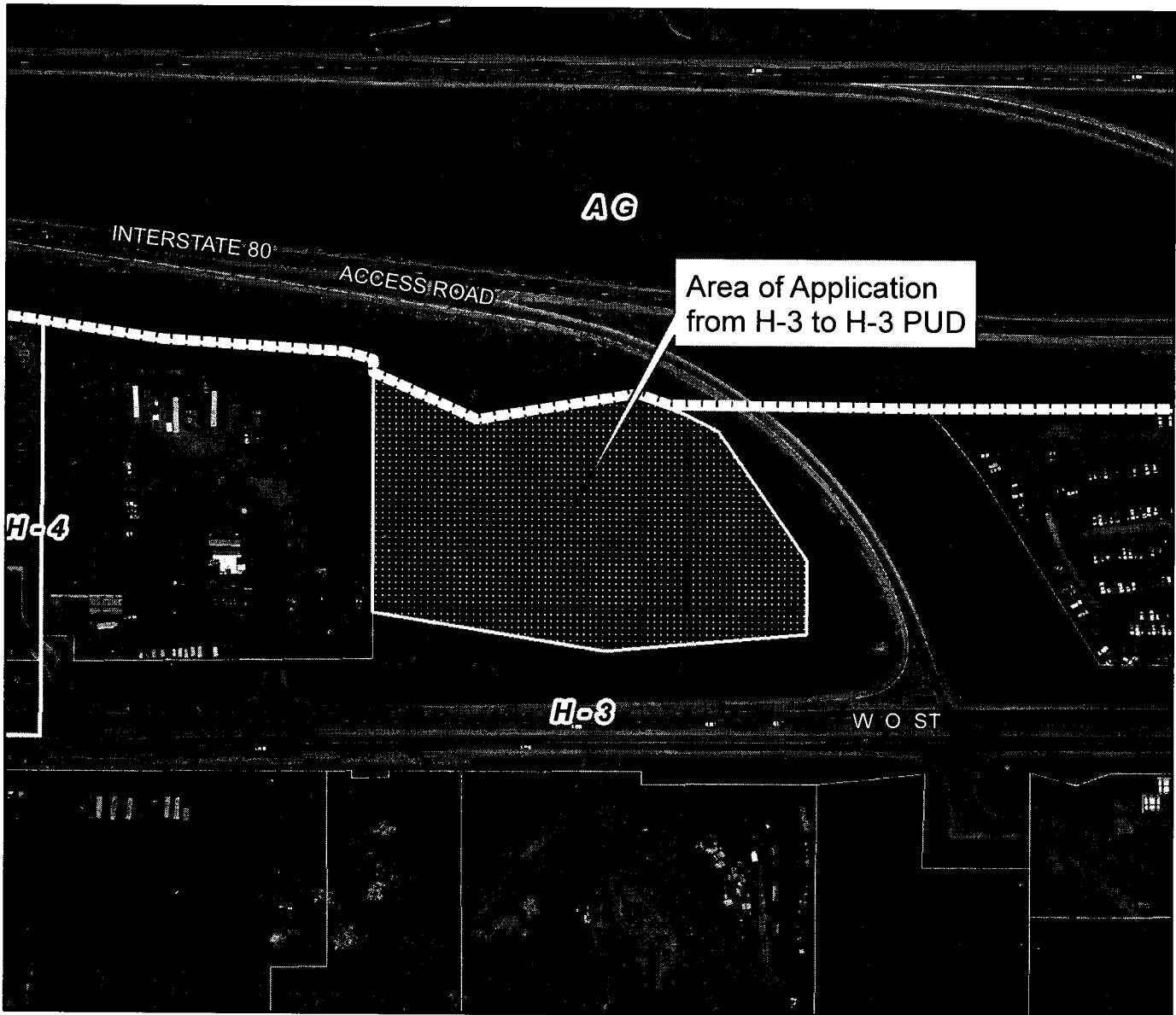
Strand wondered whether Public Works would agree to deleting the requirement to close the existing median if a left turn lane is provided. Bartels stated that Public Works would recommend approval of that.

#### ACTION BY PLANNING COMMISSION:

November 23, 2005

Strand moved to approve the staff recommendation of conditional approval, with amendment to Condition #1.1.3 to delete the requirement to close the existing median if a left turn lane is

constructed; to delete Item #4.1 of the Public Works memo dated November 8, 2005, if a left turn lane is constructed; and to delete Item #4.2 of the Public Works memo dated November 8, 2005, which requires the construction of a right turn lane; and that Public Works has the right to waive the stormwater detention requirement if documentation is provided to their satisfaction to justify it, seconded by Esseks and carried 9-0: : Pearson, Sunderman, Strand, Larson, Taylor, Carroll, Esseks, Krieser and Carlson voting 'yes'. This is a recommendation to the City Council.



# **Change of Zone #05077** **Thunderstone PUD** **NW 32nd & W O St**

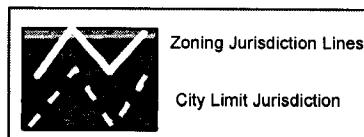
2005 aerial

**Holdrege St.**

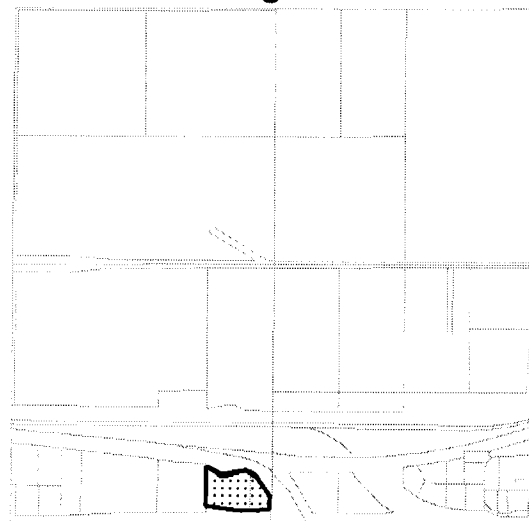
## **Zoning:**

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
 Sec. 20 T10N R6E



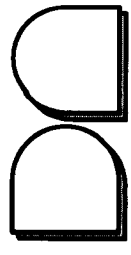
**NW. 40th St.**



**NW. 27th St.**

**O St.**

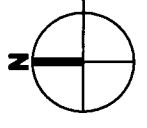
**011**



**DESIGN ASSOCIATES** OF LINCOLN, INC

PERSHING SQUARE  
1609 "N" STREET  
LINCOLN NEBRASKA 68508  
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fax: 402/474-4045  
desassoc@nebraska.com

**THUNDERSTONE P.U.D.**



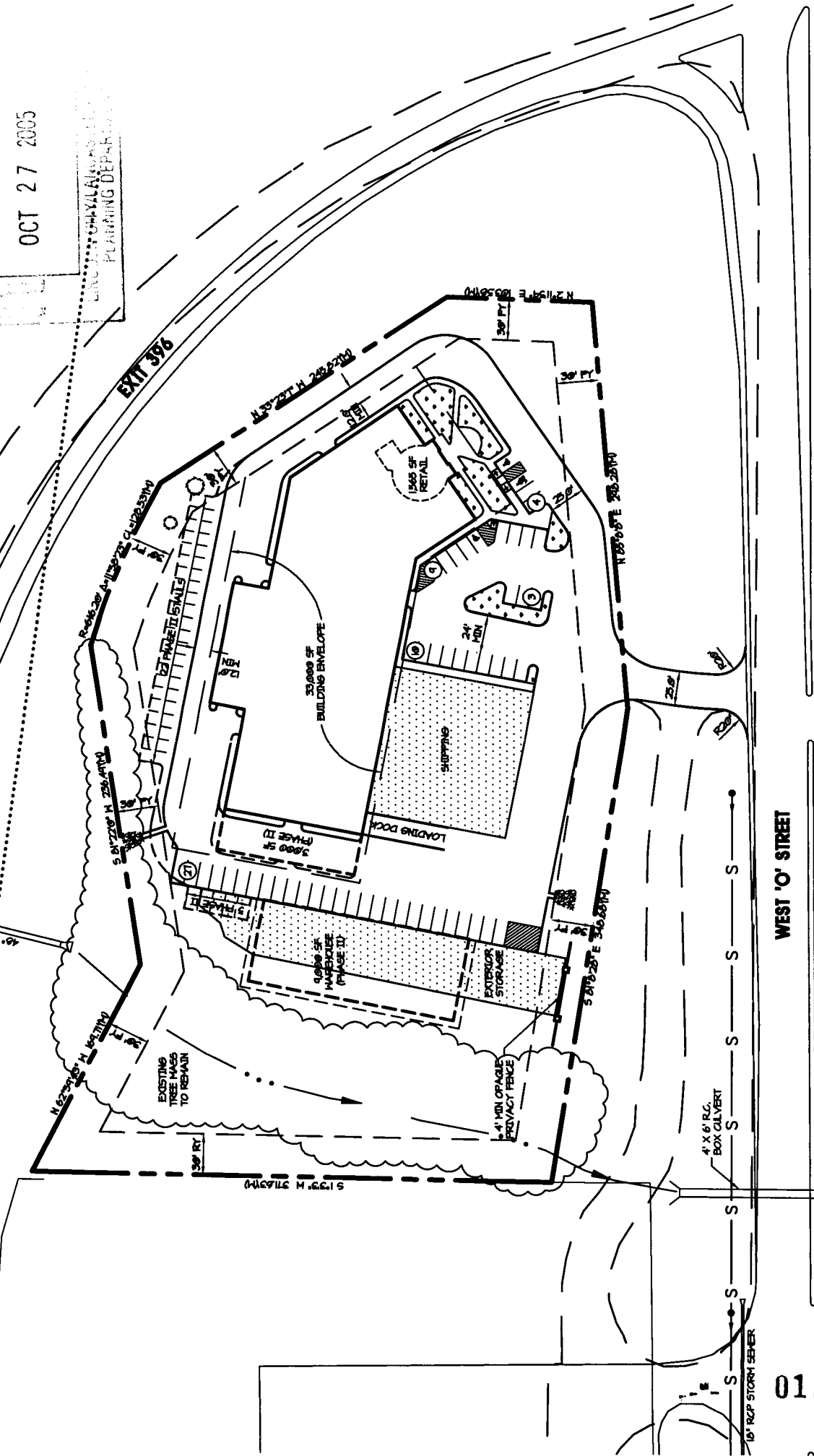
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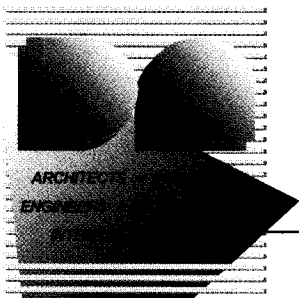
WEST 'O' STREET

INTERSTATE 80 (EASTBOUND)

SIGHT LINE TO STATE CAPITOL BUILDING

RECEIVED  
OCT 27 2005  
LINCOLN EVALUATIONS  
PLANNING DEPARTMENT





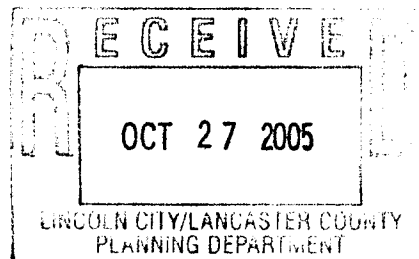
**Design  
Associates** of Lincoln, Inc.

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1609 'N' Street  
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October 27, 2005

Marvin Krout  
City County Planning Department  
555 South 10<sup>th</sup> Street  
Lincoln, Nebraska 68508



RE: Application for Planned Unit Development  
Thunderstone  
3150 West "O" Street

Mr. Krout,

On behalf of MSR Investments, LLC, owner and Thunderstone, LLC, contract purchaser, please accept this correspondence as supplemental information to the attached City Zoning Application. This application requests approval of a Planned Unit Development to permit light manufacturing within the H-3 zoning district. The application is limited to the 4.7-acre parcel under contract by Thunderstone that is legally described as Lots 74 and 75 Irregular Tracts, in the SW quarter of Section 20-10-6.

Thunderstone originated in Lincoln and continues to be locally owned and operated. Thunderstone specializes in the design, manufacture, sale and distribution of cast stone architectural building components for residential and commercial buildings. Their product lines include balusters, columns, cornices, door and fireplace surrounds, signs, urns and many other decorative architectural pieces. Since Thunderstone is self-contained with respect to manufacturing and marketing, local zoning requirements restrict this type of business to industrial zoning districts that are typically not conducive for retail sales. Approval of this application will allow a single location for this local business thus allowing operation of a mixed-use center in the H-3 district. Review of other permitted uses in the H-3 district reveals that contractor's offices and storage yards; and lumber and coal yards; and retail stores and shops for the sale of goods with less than 20,000 square feet of area are allowed by right. The combination of these permitted uses closely resemble the Thunderstone operation that includes outdoor storage of construction materials and/or equipment; accessory office space; and limited sales area. The proposed use is consistent with the Comprehensive Plan.

The Thunderstone operation is unique with its layout and operation. Unlike other manufacturing facilities that produce concrete products, the entire Thunderstone production process will be located within the proposed building, including storage of raw materials. The site is designed to allow truck/trailer delivery of raw materials, such as Portland cement and sand, to the rear of the building where materials are off-loaded into a pit located in the northerly portion of the building. The materials are then moved through the building via an underground auger into interior storage areas for use in the production process. Finish product is then moved to the front shipping area for customer delivery. Due

to the nature of the Thunderstone products, outdoor storage of product is limited both in quantity and duration. A second exterior storage is shown in the southwest corner of the property. This area will be used for product storage, if needed for larger production demands or delayed delivery, as well as for storage of production equipment from time to time. This exterior storage will be screened along the south with a privacy fence and trees adjacent to West "O" Street and along the west with the existing tree mass. A general note on the site plan states: "trees in the mass located along the west property line will be replaced, if destroyed, to maintain a screen along the west limit of this development." The remaining West "O" Street frontage will be screened in compliance with design standards for the H-3 zoning district. The frontage along Interstate 80 and off ramp will be screened in compliance with design standards of the H-3 zoning district when abutting a residential district. Plantings along Interstate 80 will be placed as not to encroach upon the view of the State Capitol Building. Perpetuation of the tree mass along the west limit of the property and additional screening adjacent to Interstate 80 are being proposed to mitigate negative impacts of this manufacturing operation.

The Thunderstone building is proposed with 33,000 square feet for product display, marketing and administrative offices and production area. A future expansion of 3,000 square feet to the building and future storage building of 9,000 square feet are shown on the site plan as Phase 2. Buildout of this facility is expected to affect infrastructure less than other uses permitted with the property's existing zoning.

Parking proposed with this application is consistent with parking requirements of the H-3 zoning district and is based upon the floor areas of the building. Parking for the sales area of 1,565 square feet is provided at a rate of one stall per two hundred (200) square feet. Parking for the remaining building is provided at a rate of one stall per employee on the maximum shift. Thunderstone current has thirty-five (35) employees. An increase of ten (10) employees is expected at buildout of the facility. A total of fifty-three (53) parking stalls are shown on the site plan to meet parking requirements of the proposed uses for both Phase 1 and 2. Additional employees are not expected with completion of Phase 2.

Site development will include grading for the building, parking and vehicle maneuvering areas and extension of public water and sanitary sewer mains. Site grading and utility construction are proposed with Tax Incremental Financing funds or assessment districts where other properties will benefit from extension of public utilities.

The westerly portion of the property contains a large drainage way that receives storm water from the Interstate 80 right-of-way and areas to the north, as well as from west of the site. The total upstream drainage area of this drainage way is approximately ninety (90) acres. Site grading and development of this five (5) acre site is expected to increase surface runoff, but is not expected to adversely affect the existing storm water infrastructure up or down stream from this development. A waiver of storm water detention is requested. The waiver request is based upon the insignificant impact of this development on the drainage basin; as well as to avoid construction within the limits of anticipated wetlands.

Please note if this same plan were submitted for building permits with land uses in strict compliance with the property's current H-3 zoning not requiring an application for PUD, storm water detention would not be required on this site. The storm water detention requirement is based upon the PUD land use application that requests an expanded use of the property to include light manufacturing. This expanded use will not cause an increase in storm water runoff from the property.

Access to the site is limited to West "O" Street. Future street improvements proposed by the Nebraska Department of Roads to be constructed in 2011 are shown on the site plan.

Review of the allowable signage in the property's existing zoning of H-3 allows placement of off-premise signage. A general note is shown on the site plan that restricts placement of off-premise signs on the property as part of this Planned Unit Development.

On behalf of Thunderstone, we would like to thank you in advance for your favorable consideration of this application to allow light manufacturing to be located within the H-3 zoning district. We would also like to thank you and your staff for working with Thunderstone to achieve a reasonable solution for this unique local business. Please advise if additional information is desired.

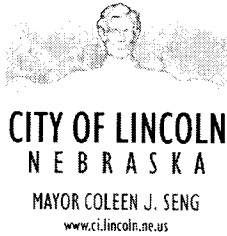
Sincerely,



J.D. Burt  
For the firm

Attachments: Application for Planned Unit Development  
Reduced size Site Plan  
24-Site/Landscape plans  
8-Grading Plans

cc w/ Attachments: MSR Investments, LLC  
Mark Hansen, Thunderstone LLC  
Randy Harre, Schwisow Construction



**PUBLIC WORKS AND  
UTILITIES DEPARTMENT**

**MEMORANDUM**

**Date:** 11/08/2005

**To:** Tom Cajka, Planning Department

**From:** *John Callen, Watershed Management*

**Subject:** *Thunderstone review comments, CZ05077*

**cc:** *Chad Blahak*

---

Tom,

Below are Watershed Management's comments regarding the Thunderstone PUD, CZ05077:

1. Watershed Management does not agree to the requested waiver of storm water detention standards. Provide calculations for required detention as per Drainage Criteria Manual Chapter 6 or provide calculations demonstrating why detention should not be required.
2. Show minimum flood corridor for channel on the western portion of the site as required per Lincoln Municipal Code 26.15.020 (9).



# Memorandum

---

**To:** Tom Cajka, Planning Department  
**From:** Chad Blahak, Public Works and Utilities  
**Subject:** Thunderstone PUD CZ #05077  
**Date:** November 8, 2005  
**cc:**

Engineering Services has reviewed the submitted plans for the Thunderstone PUD, located north of West O Street at approximately NW 32<sup>nd</sup>, and has the following comments:

**Sanitary Sewer** - The following comments need to be addressed.

(1.1) Additional information needs to be provided showing that the proposed sanitary sewer extension will work in regard to the existing box culvert and any proposed drainage structures designed with the State's West O Street widening project.

(1.2) General note #10 refers to the use of tax increment financing or assessment districts to pay public utility extensions. The PUD does not approve the funding source for site improvements and any reference to TIF or assessment districts should be removed from the site plan.

**Water Main** – The water system is satisfactory.

**Grading/Drainage** - The following comments need to be addressed.

(3.1) The storm drainage outlet at the northwest corner of the site should be relocated to the west so as to not require any construction and adverse effects in the state ROW.

(3.2) Public Works does not approve the requested waiver of design standards for detention. The application letter indicates that insignificant impact will result in waiving detention. However, no supporting information has been provided. Information needs to be provided justifying the waiver of detention.

(3.3) The submittal letter references using tax increment financing for site grading. Site grading is not eligible for TIF money and funding sources are approved with the PUD.

**Streets/Paving** - The following comments need to be addressed.

(4.1) The note on the site plan indicating the enlarging of the existing median opening needs to be removed from the plans. The full access movement for this site will be provided by the wider

opening to the west of this site. Public Works does not approve the full access connection to this site until the proposed access road is constructed. If the full access is granted, adequate left turn storage needs to be provided and any improvements in West O Street that are required should be the responsibility of this developer.

(4.2) A 200' long right turn lane needs to be shown for the proposed drive and it should be the responsibility of this developer.

(4.3) The future West O Street widening and associated grades need to be shown on these plans. This site will need to accommodate the widening and grading.

**General** - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

\\CEIS\SYS\FILES\SIECEB\PROJECTS\2005-11-039\WORD FILES\THNDRSTN-CZ05077.DOC

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

<b>TO:</b> Tom Cajka	<b>DATE:</b> November 8, 2005
<b>DEPARTMENT:</b> Planning	<b>FROM:</b> Chris Schroeder
<b>ATTENTION:</b>	<b>DEPARTMENT:</b> Health
<b>CARBONS TO:</b> EH File EH Administration	<b>SUBJECT:</b> Thunderstone PUD CZ #05077

The Lincoln-Lancaster County Health Department has reviewed the proposed development with the following noted:

- During the operation of this facility, the owner/operator will be responsible for complying with the Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 20, Paragraph (E), “No person shall cause or allow emissions from an existing source, which are of an opacity equal to or greater than (20%), as evaluated by an EPA approved method, or recorded by a continuous opacity monitoring system operated and maintained pursuant to 40 CFR Part 60 Appendix B except as provided for in paragraph (F) of this Section.”. This requirement is specifically relevant to emissions from the facility via a vent or exhaust stack.
- During the construction and operation of this facility, the owner/operator will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary. This requirement is specifically relevant to possible emissions from the offloading of raw materials into the propose pit on the north side of the facility.



www.lincolnairportauthority.com

November 14, 2005

Mr. Tom Cajka, Project Planner  
City-County Planning  
555 So. 10th  
Lincoln, NE 68508

Project: Thunderstone PUD  
Change of Zone (PUD) CZ05077

Mr. Cajka:

We have reviewed the subject Change of Zone/P.U.D. and have the following comments:

This development is within the Airport Environs Noise District and subject to the provisions contained in Chapter 27.58 of the Lincoln Municipal Code. This will require an appropriate Avigation and Noise Easement and Covenant Agreement, if there is not already one for this property.

This development also appears to be located in an area between the DNL 60 contour and the DNL 65 contour, as shown on the Airport Environs Noise District Map. Per the change of zone request it appears that both manufacturing and retail operations will take place in the development. A review of figure 27.58.050 shows that both activities are permitted in this area, although the inclusion of the retail space requires the entire facility meet certain acoustical standards, as outlined in Section 27.58.060.

Finally, the development is located within a turning zone, as defined in Section 27.59, and should be required to meet all requirements of that chapter.

If you have any questions concerning our comments, please give me a call.

Sincerely,

AIRPORT AUTHORITY

A handwritten signature in black ink, appearing to read 'Jon L. Large'.

Jon L. Large, P.E.  
Deputy Director of Engineering

020

JLL/lb

cc: Bill Austin, w/enclosures

11/14/2005 09:27 #512 P.002/002

INTER-DEPARTMENT COMMUNICATION



**DATE:** November 3, 2005  
**TO:** Tom Cajka, City Planning  
**FROM:** Sharon Theobald *Sh*  
Ext 7640  
**SUBJECT:** DEDICATED EASEMENTS  
DN# 1N-31W

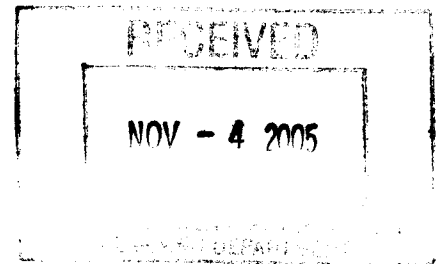
PUD#CZ05077

Attached is the PUD for Thunderstone.

**In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.**

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map.

ST/ss  
Attachment  
c: Terry Wiebke  
Easement File



**Design  
Associates**

of Lincoln, Inc.

Pershing Square

1609 'N' Street

Lincoln, NE 68508

Phone: (402) 474-3000 • Fax: (402) 474-4045

SUBMITTED AT PUBLIC HEARING

CHANGE OF ZONE 05077

BEFORE PLANNING COMMISSION:

11/23/05

November 23, 2005

Lincoln Lancaster County Planning Commission  
555 South 10<sup>th</sup> Street  
Lincoln, Nebraska 68508

RE: Change of Zone #05077  
Thunderstone PUD  
3150 West "O" Street

Mr. Carlson and Commission Members:

The following is offered as an amendment to the Conditions of Approval dated November 10, 2005 for the referenced land use application:

- Condition 1.1.3 Request to delete requirements relating to closing the existing median opening.
- 1.1.8 Request to delete references in the Public Works memo dated November 8, 2005 regarding to closing of the median (4.1) and construction of right turn lane (4.2).

In addition, we continue to request a waiver of storm water detention for this development.

Thank you in advance for your favorable consideration.

Sincerely,



JD Burt  
For the firm

# WEST 'O' STREET MEDIAN OPENING EXHIBIT

MEDIAN OPENING  
NO LEFT TURN LANES

MEDIAN OPENING  
NO LEFT TURN LANES

MEDIAN OPENING  
WITH WESTBOUND LEFT TURN LANE

EXISTING MEDIAN OPENING  
NO LEFT TURN LANES

MEDIAN OPENING  
NO LEFT TURN LANES

MEDIAN OPENING  
WITH EASTBOUND LEFT TURN LANE

MEDIAN OPENING  
NO LEFT TURN LANES

024



**DESIGN ASSOCIATES** OF LINCOLN, INC

PERSHING SQUARE  
1609 "N" STREET  
LINCOLN NEBRASKA 68508  
voice: 402/474-3000  
fax: 402/474-4045  
desassoc@inebraska.com



A-South- 2861 and 3001 looking north



B-North-3000 and 3100, South SW 32nd looking north



C-North-3150, South- 3001 looking north



D-North-3150, South- 3001 looking south



E-North-3200, South 3601 east looking south



F-North-3200, South 3601 west looking south



G-West O right turn lane looking west 1



H-West O right turn lane looking west 2



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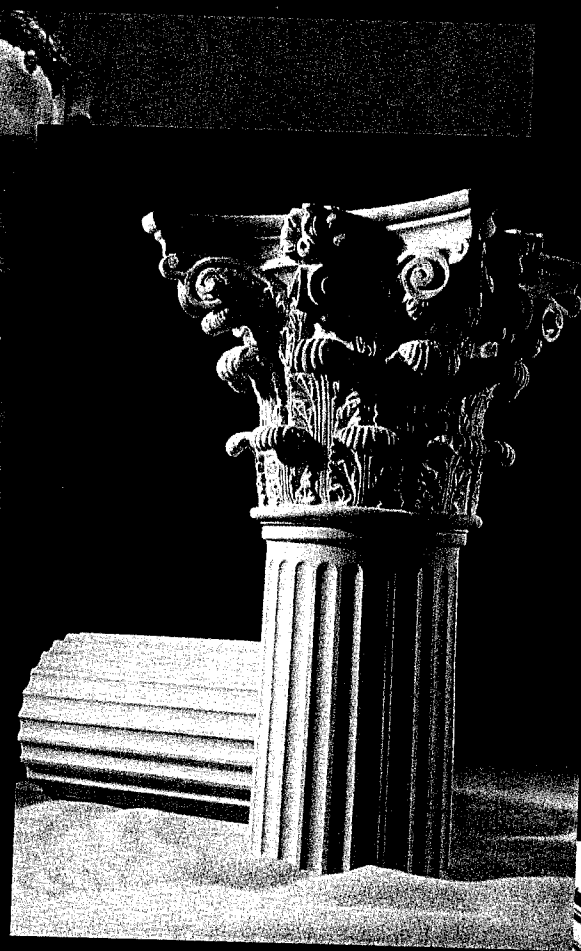
Our artisans' pride in their craft

gives you timeless pieces

which enhance any setting.

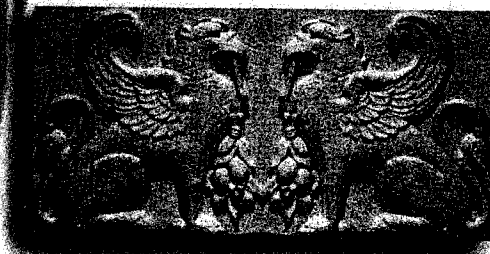
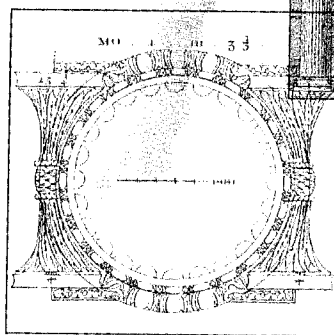
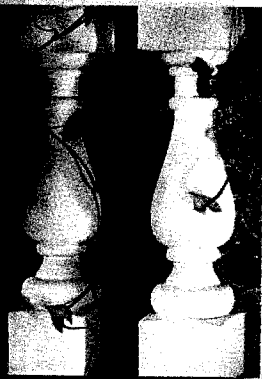
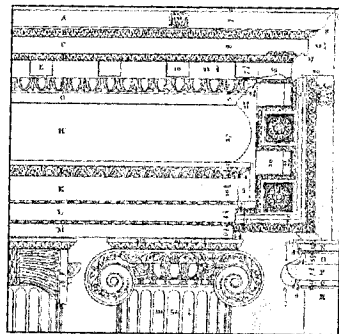
The highest quality at a reasonable cost

is not assumed, it's a Thunderstone guarantee.



**THUNDERSTONE**  
ARCHITECTURAL CAST STONE

3300 South 6th St., Lincoln, NE 68502  
Tel: 402.420.2322 Fax: 402.420.2542



# THUNDERSTONE

ARCHITECTURAL CAST STONE



## Thunderstone Applications

- New Construction
- Restoration
- Additions
- Signs
- Golf Course markers
- Versatile product lines
- Custom designs

## Product Specifications

*Compressive Strength -*  
6500 psi @ 28 days, minimum.

*Absorption -*  
5% by dry weight, maximum.

## Additional Information

*Architectural binder with complete specifications and technical information is available upon request.*

## Contact Information

THUNDERSTONE  
3300 South 6th St  
Lincoln, NE 68502

Telephone: 402.420.2322  
FAX: 402.420.2542



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